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MGL 148 Section 26 – MASS GENERAL LAWS PERTAINING TO SMOKE ALARMS
The head of the fire department shall enforce the provisions of MGL 148 section 26.

One & Two Family Dwelling (Section 26E)

- (a) All One and Two family dwellings occupied in whole or in part for residential purposes and not regulated by section twenty-six A or twenty-six B shall be equipped with approved smoke detectors. Owners of such buildings or structures shall install either an approved monitored battery powered smoke detector or an approved primary power smoke detector on each level of habitation and on the basement level; provided, however, that the head of the fire department shall allow the installation of approved monitored battery powered smoke detectors. Such approved smoke detectors shall be installed in the following manner; an approved smoke detector shall be installed on the ceiling of each stairway leading to the floor above, near the base of, but not within each stairway and an approved smoke detector shall be installed outside each separate sleeping area.

Approved smoke detectors shall be installed in following locations:

- On the ceiling of each stairway leading to the floor above, near the base of, but not within each stairway.
- Outside each separate sleeping area.

Buildings or structures occupied in whole or in part for residential purposes and containing not less than three nor more than five units

- (b) Buildings or structures occupied in whole or in part for residential purposes and containing not less than three nor more than five units and not regulated by section twenty-six A, twenty-six B or twenty-six C shall be equipped with approved smoke detectors. Owners of such buildings or structures shall install either an approved monitored battery powered smoke detector or an approved primary power smoke detector outside each separate sleeping area; provided, however, that the head of the fire department shall allow the installation of approved monitored battery powered smoke detectors; and provided, further, that in all common hallways and basements of said residential buildings or structures a series of interconnected approved primary power smoke detectors shall be installed.

Approved smoke detectors shall be installed in following locations:

- Outside each separate sleeping areas.
- In all common hallways and basements of residential buildings or structures containing no less than three nor more than five dwelling units.

Definitions:

- (c) For the purposes of this section, approved primary power shall mean an alternating current primary source of electric power furnished by an electric power or light company municipally operated or operating under the authority of the department of telecommunications and energy which is the primary source of electricity or is a secondary source but is permanently wired thereto and will become operational upon the failure of the primary source of power.

Apartment buildings containing six or more dwelling units (Section 26c): Certain public accommodations; automatic smoke or heat detectors;

Apartment houses containing six or more dwelling units, hotels, boarding or lodging houses, or family hotels which are not regulated by section twenty-six A or twenty-six B shall be equipped with automatic smoke or heat detectors as provided by the rules and regulations of the board of fire prevention regulations.

Definitions:

Section 26D. As used in this section and sections twenty-six E and twenty-six F the following terms shall have the following meanings unless the context clearly indicates otherwise:

"Approved monitored battery power smoke detector", shall be a smoke detector which is activated by a battery power source provided that the battery is monitored to assure that the following conditions are met:

- (a) a distinctive audible trouble signal is given before the battery is incapable of operating the device for alarm purposes, and that such audible trouble signal is produced at least once every minute for seven consecutive days, and
- (b) the unit is capable of producing an alarm signal for at least four continuous minutes at the battery voltage at which a trouble signal is normally obtained followed by seven days of trouble signal operation, and
- (c) the monitored batteries meeting these specifications are clearly identified on the unit near the battery compartment.

"Approved primary power smoke detector", shall be a smoke detector which is activated by being permanently wired to a source of alternating current electric power or connected to a source of alternating current electric power by an underwriters laboratory approved cord with a strain relief and plug retainer; provided, that:

- (a) all power supplies shall be sufficient to operate the alarm signal for at least four continuous minutes, and
- (b) all such detector systems shall be installed in accordance with the Massachusetts Electrical Code.

"Common hallway", a common corridor or space separately enclosed which provides common access to the required exit ways of the residential building or structure.

"Separate sleeping area", shall mean the area or areas of the dwelling unit in which the bedrooms, or sleeping rooms, are located. Bedrooms, or sleeping rooms, separated by other use areas such as kitchens or living rooms, but not bathrooms, shall be considered as separate sleeping areas.

Section 26F: Residential buildings or structures; equipping with smoke detectors upon sale or transfer

Section 26F. All buildings or structures occupied in whole or in part for residential purposes and not regulated by sections twenty-six A, twenty-six B or twenty-six C shall, upon the sale or transfer of such building or structure, be equipped by the seller with approved smoke detectors as provided in section twenty-six E.